

DEVELOPMENT SITE FOR 17 HOUSES PILTON, BARNSTAPLE, EX31 1AG



- Planning decision pending S106 (Ref.74500)
- Close proximity to North Devon District Hospital
- Offers invited

View from the site looking South

THE SITE – EX31 1AG

An opportunity to acquire a development site for 17 houses (subject to planning approval: Ref.74500) in the sought-after Pilton area on the northern edge of Barnstaple near the North Devon District Hospital. A draft decision notice and S106 heads of terms have been issued and the planning decision is pending these being agreed and signed by all parties.

The whole site already had an outline planning permission (Ref.62736) won under appeal (Ref.APP/X1118/W/17/3191164) on 21st December 2018 for 43 dwellings. However, this latest hybrid planning application is for detailed planning for a 76-bed care home on the northern part of the site and outline planning for 17 houses to the south. Our client will be retaining the care home site and we are offering the site for the 17 houses.

The red lined area on the planning application for the houses extends to approximately 1.74 hectares (4.3 acres). The site benefits from far-reaching rural views to the north and east, and views across Barnstaple and the River Taw estuary to the south and south west.

BARNSTAPLE

As the regional centre for North Devon, Barnstaple houses many of the area's main business, commercial, entertainment, schools and shopping venues. The town is well known for its range of shops both larger retail outlets and local stores. The town's Pannier Market dates to the Saxon period and trades in general goods, local crafts and collectables. Local leisure facilities include the leisure centre on the opposite side of the River Taw and Tarka Tennis centre. There is also access at Barnstaple to the North Devon Link Road (A361) which leads through to Junction 27 of the M5 motorway, where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The North Devon coast and in particular the sandy surfing beaches of Croyde, Saunton (also with championship golf course), Woolacombe and Putsborough are about 20 minutes by car. Exmoor National Park is also easily accessible.

SERVICES

Interested parties are to make and rely upon their own enquiries of the relevant services providers.

METHOD OF SALE

We are inviting offers, subject to the planning application being granted for the 17 dwellings (Ref.74500).

PLANNING

A planning application (Ref.74500) was validated by North Devon Council on 21st February 2022 for a “hybrid planning application comprising the following: Outline application for the erection of 17 No. two and four bedroomed residential houses between two to two and a half storeys with associated parking and open space area. With landscaping, siting layout and scale reserved; & a full planning application for access, siting scale & layout of site landscaping, for a 76-bed care home set over one, two and two and a half storeys (Use Class C2)” on land at Westaway Plain (west of Youings Drive), Pilton, Barnstaple.

There is a planning and technical information pack available upon request from the agents **which now includes a draft decision notice and S106 HoTs.**

VIEWING

In the first instance please contact Philip Taverner at KLP.

CONTACT: Philip Taverner **REF:** 768/PT/R4



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Google Earth aerial image with approximate site boundary highlighted in red



SHEARFORD
CLOSE

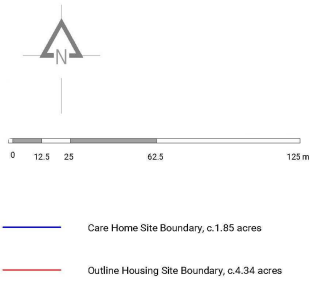
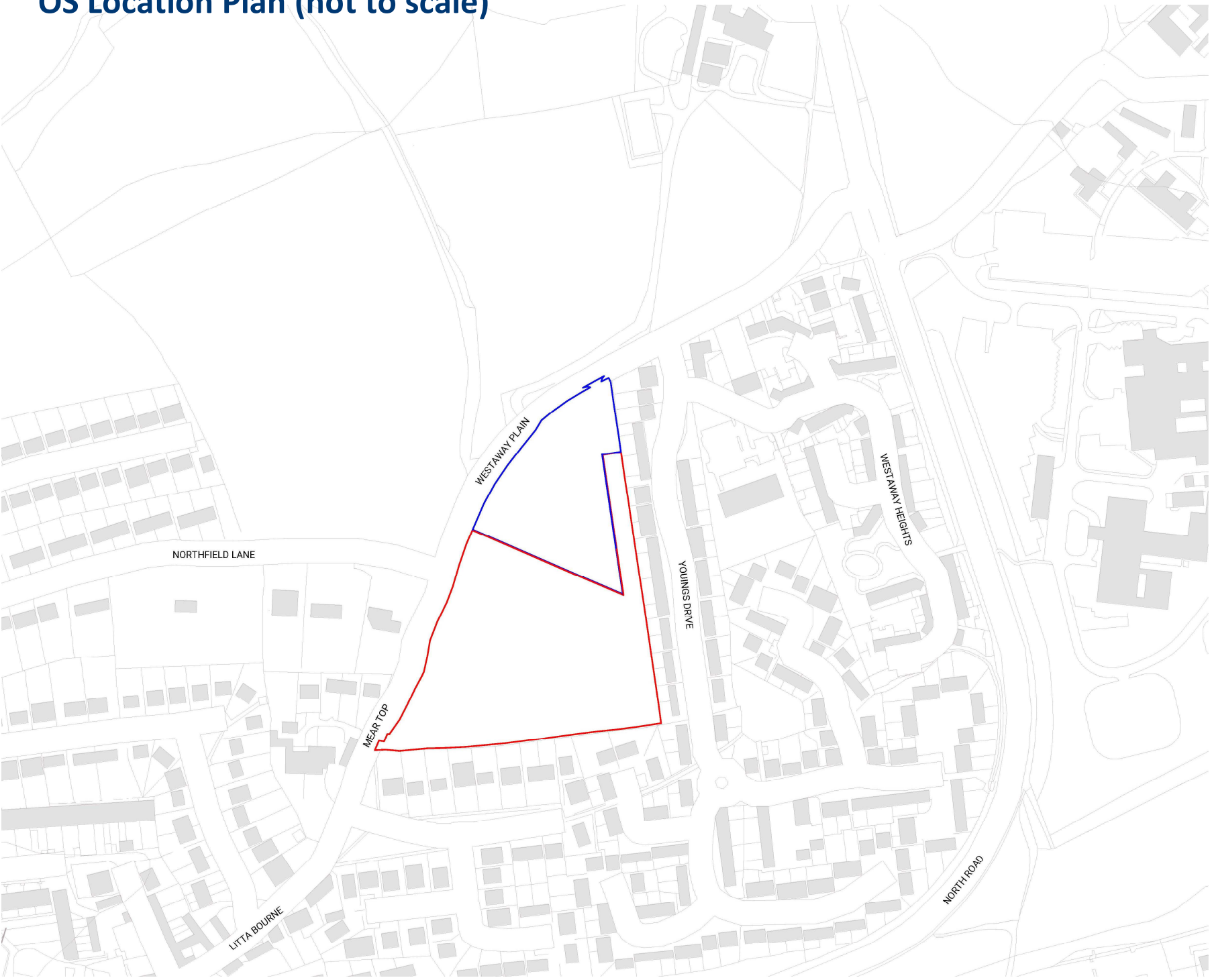
RALEIGH HOLT
DEVELOPMENT

CARE
HOME
SITE

DEVELOPMENT SITE
FOR 17 DWELLINGS

NORTH DEVON
DISTRICT HOSPITAL

OS Location Plan (not to scale)



Illustrative Site Plan (not to scale)





View from the site looking north towards the site access